



Industrial Unit with Extensive Secure Yard

3,178 Sq Ft (295.55 Sq M)

- Rarely available
- Excellent roadside location
- Extensive secure yard space
- Freehold and long leasehold titles

For further information please contact:

Duncan Christie
E: duncan@naylorsgavinblack.co.uk
DD: 07841764765

Tobi Morrison
E: tobi.morrison@naylorsgavinblack.co.uk
DD: 07734229958

Second Floor
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

FOR SALE

107 Coquet Enterprise Park, Amble,
Northumberland, NE65 0PE

Location

Amble is a coastal town located in Northumberland in the North East of England. It lies at the mouth of the River Coquet and is historically known as a fishing and maritime community.

The property is located within Coquet Enterprise Park on the outskirts of the town. The area provides space for small businesses, workshops and light manufacturing.

Amble is within reasonable driving distance, around 30 miles, of Newcastle upon Tyne, the major conurbation in the immediate area.

Description

The property consists of a detached brick and steel portal frame industrial unit set within its own self-contained secure yard space. The elevations are brick and clad along with a steel profile sheet roof including circa 10% skylights. The warehouse area benefits from concrete flooring, LED lighting and an inspection pit along with a rear external storage space. The property is accessed via three electrically operated up and over roller shutter doors each measuring 3.6m wide by 4.20m high. Minimum eaves height in the warehouse is 4.60m to the haunch extending to a maximum eaves height of 7.29m at the apex.

Adjacent to the warehouse is a brick-built office block with mono pitched roof which includes kitchen and W.C facilities.

Externally, the yard is mainly laid with hardcore along with a small element of concrete. The site is secured with metal palisade fencing along with double gates providing access to the main road.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	Sq Ft	Sq M
Warehouse	2,594	240.99
Stores	84	7.75
Office Block	500	46.48
Total	3,178	295.55

Tenure

The property consists of two separate titles, one being freehold, Title Number ND102393 and the other being long leasehold, Title Number ND134872. The long leasehold is for a term of 99 years commencing 8th September 2003 with an unexpired term of circa 77 years and a peppercorn ground rent. A copy of the long leasehold agreement can be made available upon request.

The property is currently occupied by Amble Autopoint Limited via a rolling 12 month licence agreement for a sum of £18,000 exclusive per annum. Terminable by either party upon giving one months notice. Vacant possession can be agreed for completion if required.

Quoting Price

We are seeking offers in the region of £310,000 exclusive for our client's freehold and long leasehold interests, to be sold as one lot.

EPC

The current rating is C (66).

Rateable Value

The current Rateable Value of the property is £10,750 (April 2023 List).

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Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

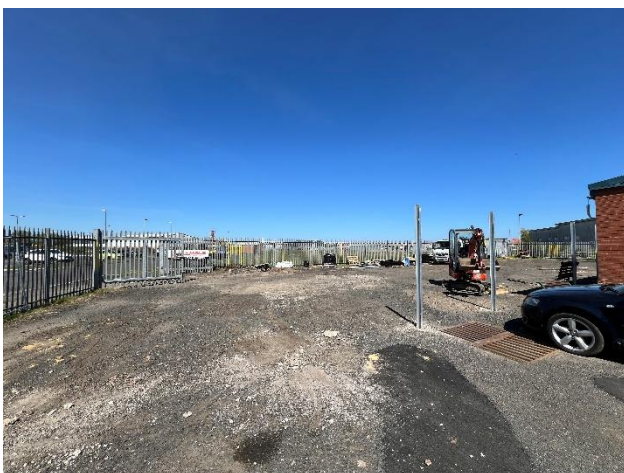
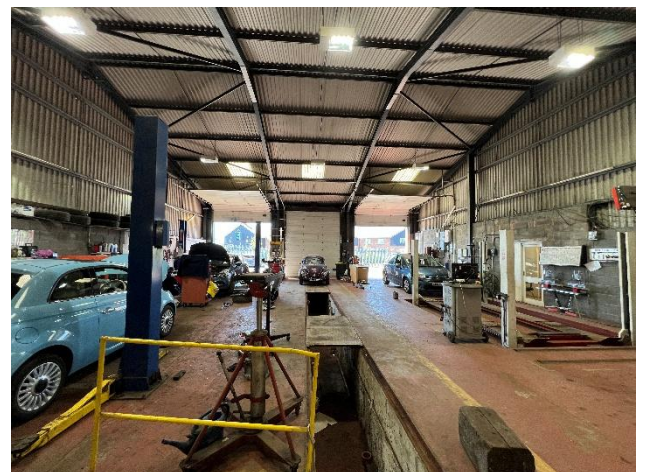
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

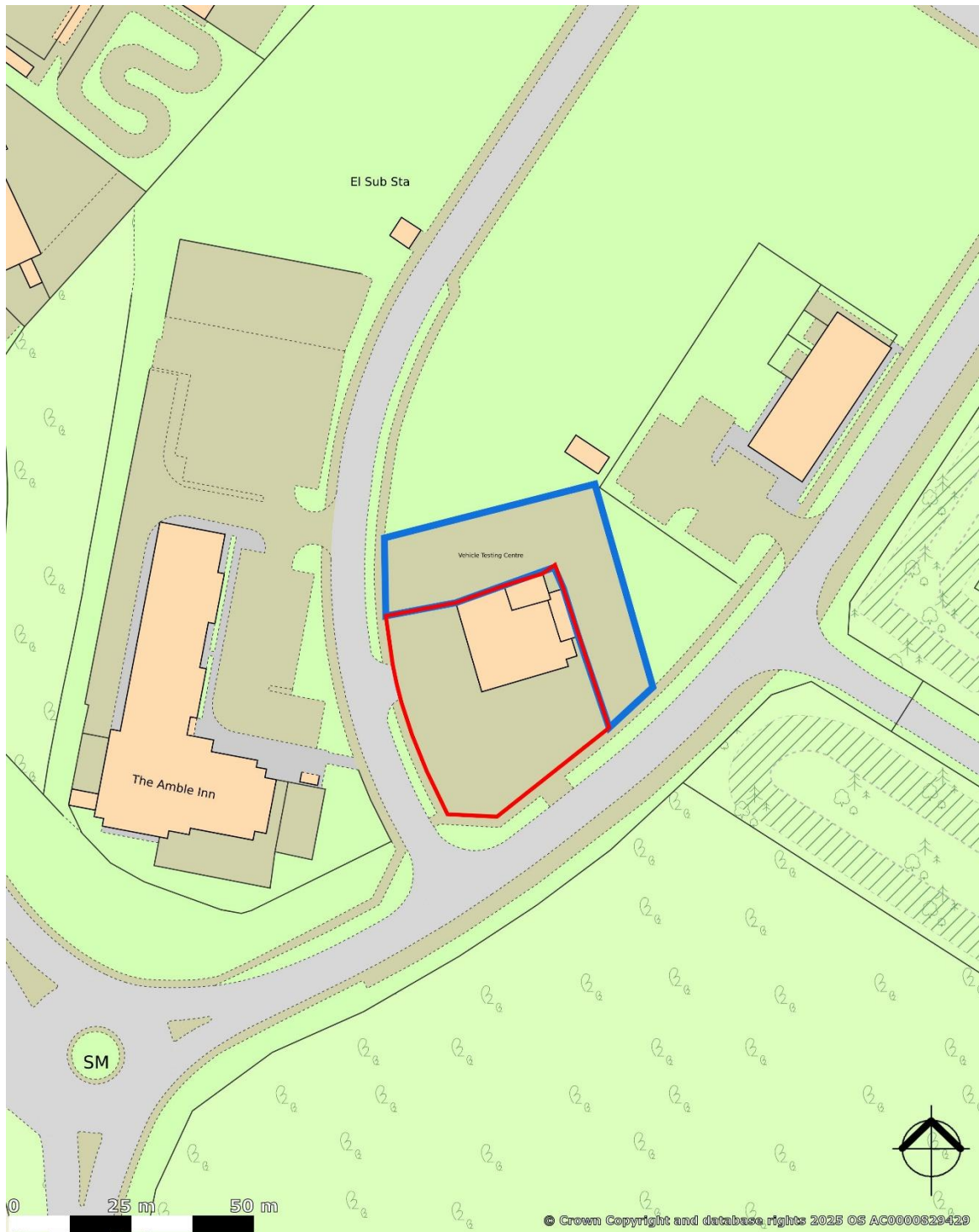
Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.







NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order